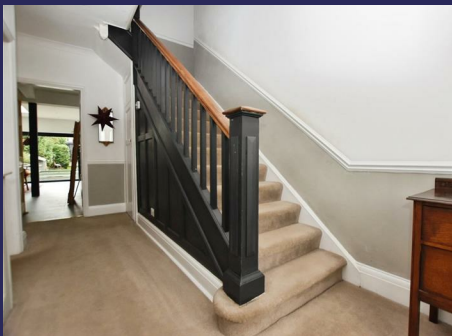


# Whitakers

Estate Agents



## 20 Beverley Road, Hull, HU10 7QA

**£495,000**

No Onward Chain!

This traditional semi detached property has been vastly ALTERED and ENHANCED by the current owners, INDIVIDUALLY DESIGNED with meticulous attention to detail situated in the heart of KIRKELLA village.

The stand out feature is the fantastic open plan fitted kitchen / diner, beautifully presented and versatile for modern living with large patio doors that effortlessly link this gorgeous kitchen to the patio which flows seamlessly, ideal for entertaining.

The ground floor accommodation also comprises - spacious entrance, lounge with large bay window, utility room and useful ground floor shower room, which is fully plastered with waste fittings ready for a new suite to be installed.

The first floor boasts five good bedrooms (beds one and two are fitted) together with the well presented four piece family bathroom suite.

Externally to the front the garden is mainly laid to lawn with a large driveway to accommodate multiple cars for off street parking, the rear garden is enclosed to the boundary, mainly laid to lawn with a large patio seating / entertainment area with pizza oven leading to the garden room which is currently used as a gym but would make an ideal home office with lights / power and it is insulated for all year round use.

This unique and versatile property would make an ideal home for the growing family, ready to move straight into and enjoy from day one, early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

With a composite double glazed front door and two Upvc double glazed side windows

#### Hallway



Central heating radiator and under stairs storage

Lounge 18'7 max into bay x 13'3 (5.66m max into bay x 4.04m)



With a large Upvc double glazed bay window to the front aspect, focal point with brick inset which has been designed to accommodate a wood burner and central heating radiator.

### Sitting Room 15'7 x 14'4 (4.75m x 4.37m)



With tiled flooring and focal point with brick inset again designed to accommodate a wood burner. Underfloor heating.

### Kitchen / Diner 24'8 x 19'4 (7.52m x 5.89m)



Almost full width of the property with a range of floor and eye level units and complimentary Quartz work surfaces above. island with storage and seating below again with Quartz work surfaces and induction hob, double oven, sink with mixer tap, integrated Dish Washer. Large double glazed patio doors that lead to the garden and further double glazed side window and two further roof windows that let the natural light flood the room. Underfloor heating.

### Utility Room 10'6 x 5'0 (3.20m x 1.52m)

Tiled flooring with underfloor heating, plumbed for a washing machine and a Upvc double glazed rear door.

### Potential Shower Room 9'8 x 4'8 (2.95m x 1.42m)

Fully plastered ready for a new suite to be installed. All waste pipes etc are in place and has a Upvc double glazed window.

### First Floor

#### Landing

Split level landing with access to all the rooms.

Bedroom One 18'7 x 12'1 max tbw (5.66m x 3.68m max tbw)



With a range of fitted wardrobes, central heating radiator and a large Upvc double glazed bay window.

Bedroom Two 14'5 x 12'1 max (4.39m x 3.68m max)

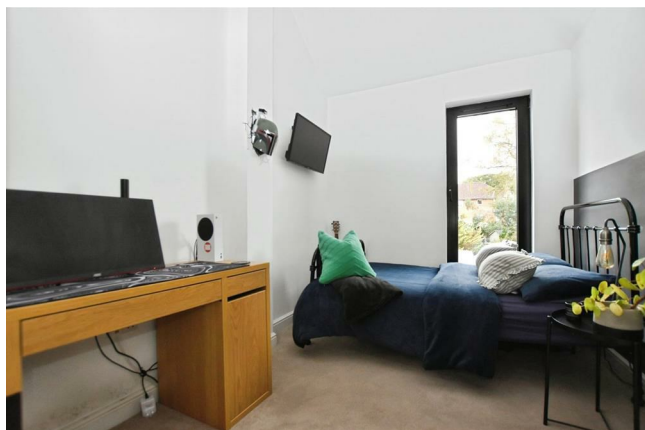


With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 7'11 x 8'4 (2.41m x 2.54m)

Upvc double glazed window and a central heating radiator.

Bedroom Four 12'1 x 8'1 (3.68m x 2.46m)



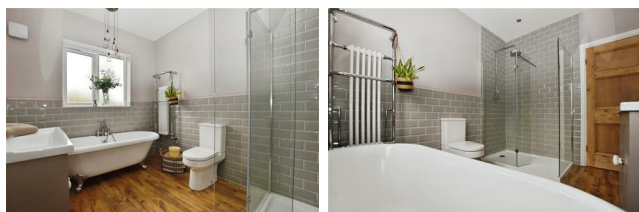
Upvc double glazed window and a central heating radiator.

Bedroom Five 10'9 max x 8'0 (3.28m max x 2.44m)



With a central heating radiator and Upvc double glazed window.

Bathroom 10'4 x 7'11 (3.15m x 2.41m)



Luxury four piece suite comprising of a walk in shower enclosure with mixer shower above, vanity sink, low flush toilet and a freestanding bath. Upvc double glazed window and a central heating radiator

External



To the front of the property is a mature well stocked garden which is mainly laid to lawn with large driveway to accommodate multiple cars for off street parking, this is where you see the first glimpse of the Siberian Larch wood cladding. To the rear of the property is an enclosed garden which is mainly laid to lawn with a patio seating area with pizza oven and mature well stocked borders. Towards the bottom is a great garden room which is currently utilised as a gymnasium but would make an ideal home office / bar with lights / power and insulated for all year round use.

Council Tax

Local Authority - East Riding Of Yorkshire  
Band - E

EPC

Tenure

The property is of Freehold tenureship

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

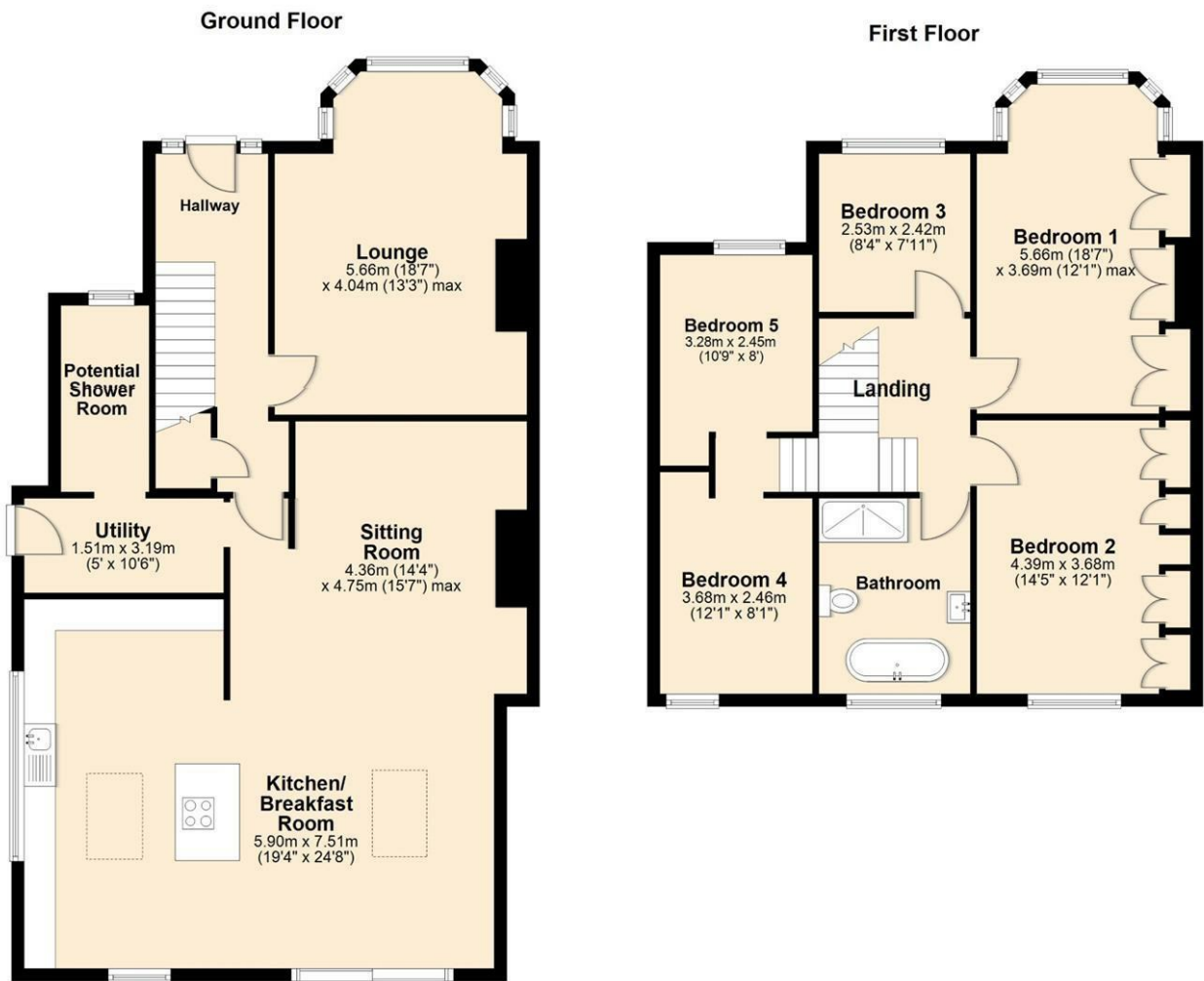
Coalfield or Mining Area - N/A

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



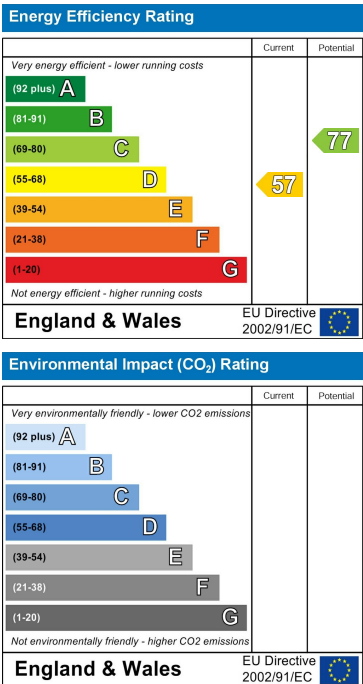
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.